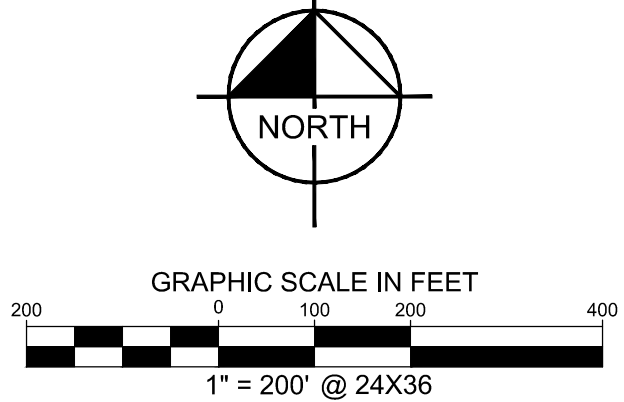
















LEGEND	
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
CMS	CONCRETE MONUMENT SET
IRFC	IRON ROD FOUND WITH CAP
IRFS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
(CM)	CONTROLLING MONUMENT
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
PWME	PRIVATE WALL MAINTENANCE EASEMENT
VAM	VISIBILITY ACCESS AND MAINTENANCE EASEMENT
⬮	STREET NAME CHANGE
⬮	6" MASONRY SCREEN WALL
⬮	FIRE HYDRANT
⬮	WATER METER
⬮	WATER VALVE
⬮	LOT
⬮	MATCHLINE
⬮	ZONING LINE
⬮	PHASE LINE



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	MATCHLINE
	ZONING LINE
	PHASE LINE

### ACTION

☐ APPROVED ☐ DENIED

STAFF \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

P&Z \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

Neighborhood # \_\_\_\_\_

See the Staff Approval Letter or P&Z Results Memo for  
any conditions associated with the approval of the  
project

CITY PROJECT # PP15-0029

PRELIMINARY PLAT

**PARK 25  
PHASES 1 AND 2**

BLOCK A - LOTS 1-2, BLOCK B - LOTS 1-6, BLOCK C - LOTS 1-2,  
BLOCK D - LOT 1

GERMAN EMIGRATION COMPANY SURVEY, ABSTRACT NO. 358  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 148

TRACT 1: 226.156 ACRES (GROSS) 216.545 ACRES (NET)  
TRACT 2: 2.436 ACRES

CITY OF FRISCO, COLLIN COUNTY, TEXAS

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

FIRM # 10193822

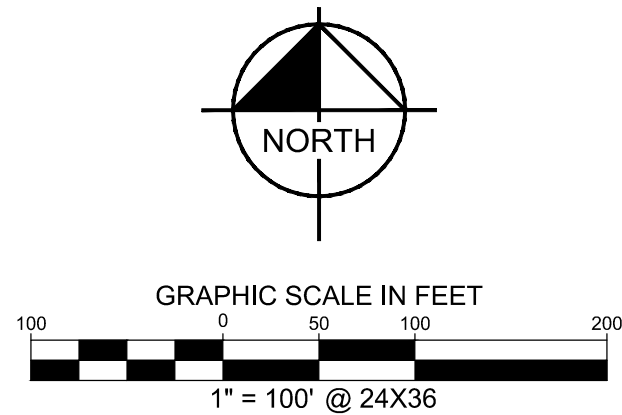
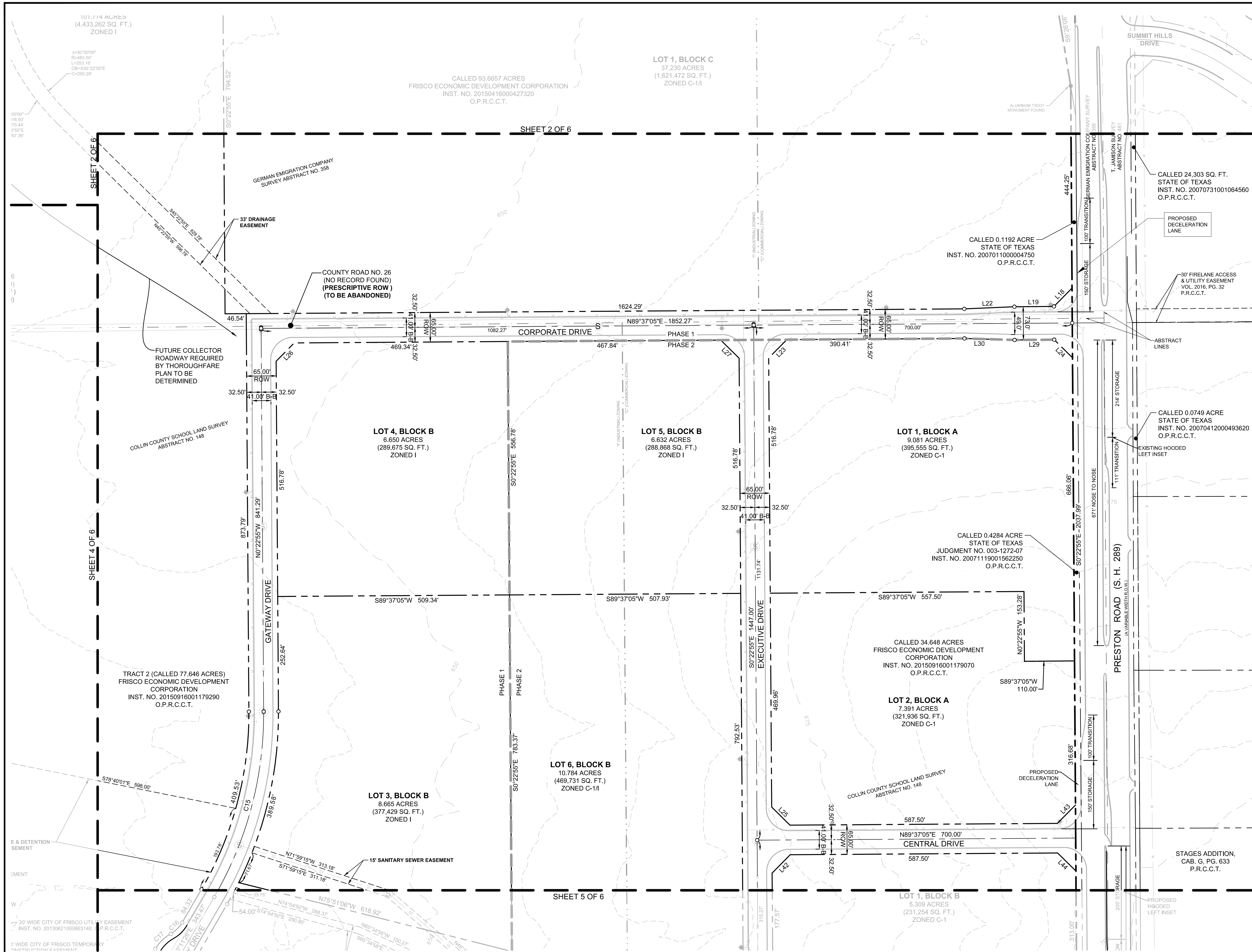
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MBM/APS	KHA	10/11/2016	067000016	1 OF 6



ENGINEER / SURVEYOR:  
Kimley-Horn and Associates  
State of Texas Registration No. F-928  
5750 Genesis Court, Suite 200  
Frisco, TX 75034  
P (972) 335-3580  
F (972) 335-3779  
Contact: Frank Abbott, P.E.

OWNER / APPLICANT:  
Frisco Economic Development Corporation  
6801 Gaylord Parkway,  
Suite 400  
Frisco, TX 75034  
P (972) 292-5150  
Contact: James L. Gandy







<b>LEGEND</b>	
O.P.R.C.T.T.	OFFICIAL PUBLIC RECORDS CLINTON COUNTY, TEXAS
CMS	CONCRETE MONUMENT SET
IRF	IRON ROD FOUND WITH CAP
IRFS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
(CM)	CONTROLLING MONUMENT
HOA	HOMEOWNERS'S ASSOCIATION
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
PWME	PRIVATE WALL MAINTENANCE EASEMENT
VAM	VISIBILITY ACCESS AND MAINTENANCE EASEMENT
	STREET NAME CHANGE
	6" MASONRY SCREEN WALL
FM	FIRE HYDRANT
WM	WATER METER
WW	WATER VALVE
★	KEY LOT

## LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	MATCHLINE
	ZONING LINE
	PHASE LINE

## ACTION

☐ APPROVED ☐ DENIED

**STAFF** \_\_\_\_\_  
Date Initials

P&Z \_\_\_\_\_  
Date Initials

Neighborhood #\_\_\_\_\_

See the Staff Approval Letter or P&Z Results Memo for  
any conditions associated with the approval of the  
project

CITY PROJECT # PP15-0029

# PRELIMINARY PLAT

# PARK 25 PHASES 1 AND 2

BLOCK A - LOTS 1-2, BLOCK B - LOTS 1-6, BLOCK C - LOTS 1-2,  
BLOCK D - LOT 1

GERMAN EMIGRATION COMPANY SURVEY, ABSTRACT NO. 358  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 148

TRACT 1: 226.156 ACRES (GROSS) 216.545 ACRES (NET)  
TRACT 2: 2.436 ACRES

CITY OF FRISCO, COLLIN COUNTY, TEXAS

# Kimley»»Horn

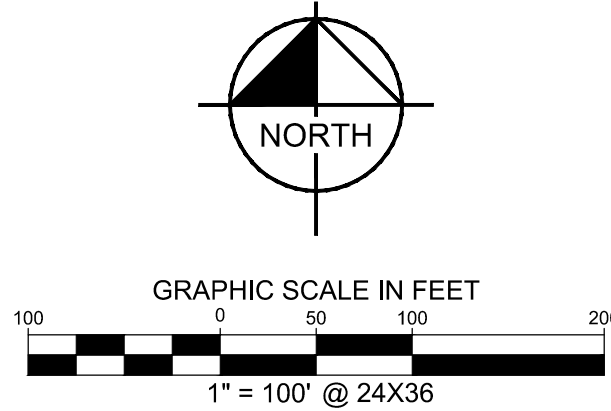
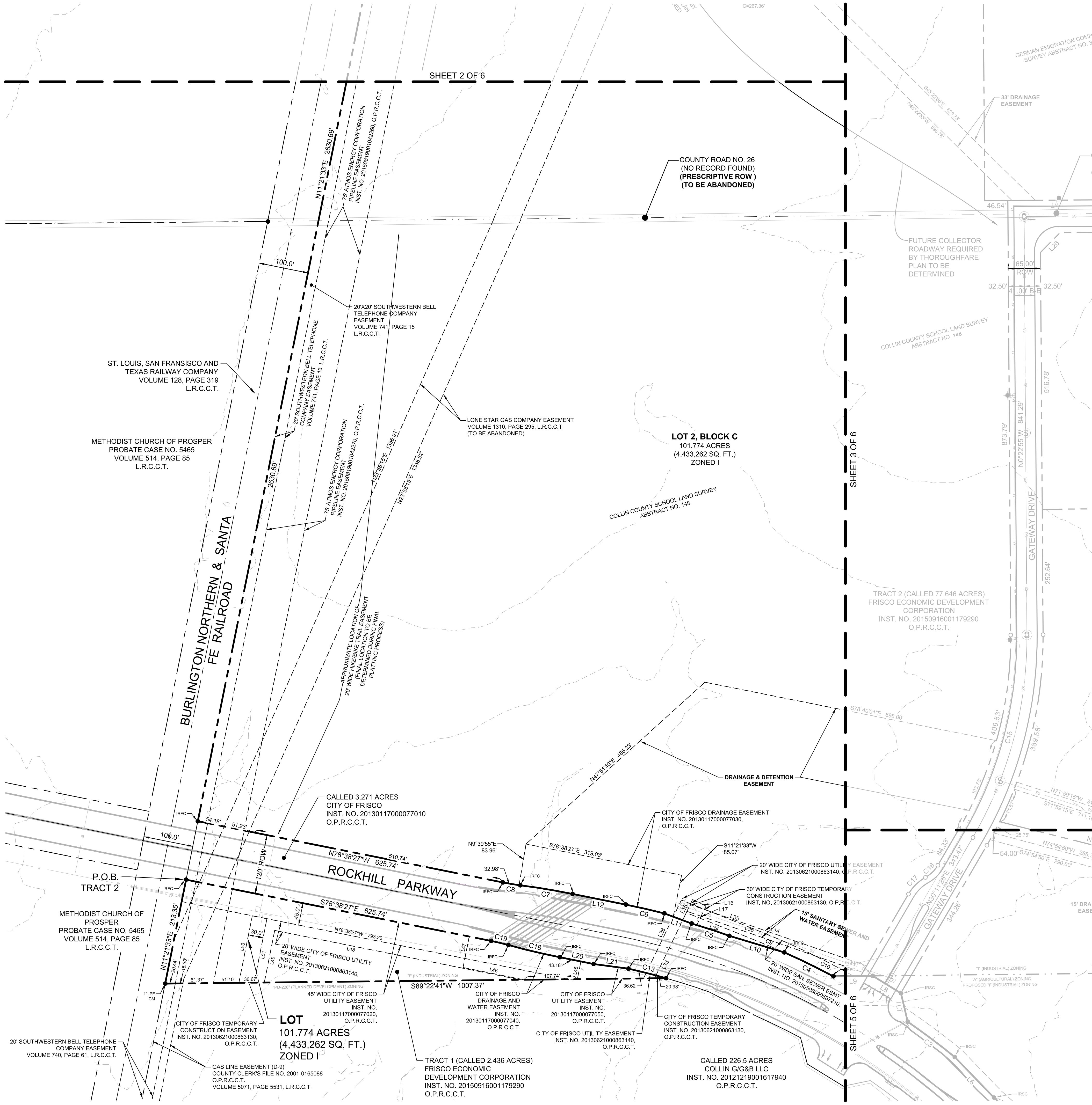
5750 Genesis Court, Suite 200  
Frisco, Texas 75034 FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	MBM/APS	KHA	10/11/2016	067000016	3 OF 6

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration No. F-928  
5750 Genesis Court, Suite 200  
Frisco, TX 75034  
P (972) 335-3580  
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LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
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	OVERHEAD UTILITY LINE
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	ZONING LINE
	PHASE LINE

LEGEND	
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS
CMS	COLLIN COUNTY, TEXAS
IRFC	CONCRETE MONUMENT SET
IRFS	IRON ROD FOUND WITH CAP
(CM)	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
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WLE	SIDEWALK EASEMENT
PWME	WATER LINE EASEMENT
VAM	PRIVATE WALL
FM	MAINTENANCE EASEMENT
WM	STREET NAME CHANGE
WV	6" MASONRY SCREEN WALL
*	FIRE HYDRANT
	WATER METER
	WATER VALVE
	KEY LOT

**ACTION**

☐ APPROVED☐ DENIED

STAFF

DateInitials

P&Z

DateInitials

Neighborhood #

See the Staff Approval Letter or P&Z Results Memo for any conditions associated with the approval of the project

CITY PROJECT # PP15-0029

PRELIMINARY PLAT

**PARK 25**  
**PHASES 1 AND 2**

BLOCK A - LOTS 1-2, BLOCK B - LOTS 1-6, BLOCK C - LOTS 1-2, BLOCK D - LOT 1

GERMAN EMIGRATION COMPANY SURVEY, ABSTRACT NO. 358  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 148

TRACT 1: 226.156 ACRES (GROSS) 216.545 ACRES (NET)  
TRACT 2: 2.436 ACRES

CITY OF FRISCO, COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM/APS	KHA	10/11/2016	067000016	4 OF 6

ENGINEER / SURVEYOR:  
Kimley-Horn and Associates  
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OWNERS'S CERTIFICATA

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF FRISCO §

WHEREAS FRISCO ECONOMIC DEVELOPMENT CORPORATION, is the owner of two tracts of land situated in the German Emigration Company Survey, Abstract No. 358 and the Collin County School Land Survey, Abstract No. 148, City of Frisco, Collin County, Texas, and being all of a called 93.6657 acre tract of land, conveyed to Frisco Economic Development Corporation, as evidenced in a Special Warranty Deed, recorded in Instrument No. 201505080053690 of the Official Public Records of Collin County, Texas, all of a called 20.201 acre tract of land, conveyed to Frisco Economic Development Corporation, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2015050800537210 of the Official Public Records of Collin County, Texas all of a called 34.648 acre tract of land, conveyed to Frisco Economic Development Corporation, as evidenced in a Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 20150916001179070 of the Official Public Records of Collin County, Texas, and all of a called Tract 1 (2.436 acres) and a called Tract 2 (77.646 acres), conveyed to Frisco Economic Development Corporation, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20150516001179290 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

TRACT 1:

BEGINNING at an aluminum TXDOT right of way monument found for the southeast corner of said 34.648 acre Frisco Community Development Corporation tract, same being the northeast corner of a called North Tract (13.084 acres), conveyed to Rock Hill & Preston Retail, LLC, as evidenced in Limited General Warranty Deed, recorded in Instrument No. 20130524000716880 of the Official Public Records of Collin County, Texas, same also being on the westerly right of way line of Preston Road (State Highway 289), a variable width right of way;

THENCE South 89°22'41" West, departing the westerly right of way line of said Preston Road (State Highway 289), along the southerly line of said 34.648 acre tract and the northerly line of said North Tract (13.084 acres), a distance of 550.06 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said North Tract (13.084 acres), same being the northeast corner of said 20.201 acre Frisco Community Development Corporation tract;

THENCE in a southerly direction, departing the southerly line of said 34.648 acre tract, along the westerly line of said North Tract (13.084 acres) and the easterly line of said 20.201 acre tract, the following:

South 00°24'17" East, a distance of 501.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

South 89°22'26" West, a distance of 263.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

South 00°22'23" East, a distance of 464.64 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

South 22°48'48" West, a distance of 100.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said North Tract (13.084 acres) and the southeast corner of said 20.201 acre tract, same being on the curving northerly right of way line of Rock Hill Road, a variable width right of way, as created in a deed to the City of Frisco, Texas, recorded in Instrument No. 20130117000077100 of the Official Public Records of Collin County, Texas, said curve being a non-tangent curve to the right;

THENCE in a westerly direction, along the southerly line of said 20.201 acre tract, and the northerly right of way line of said Rock Hill Road as created in said Instrument No. 20130117000077100, the following:

Along the arc of said curve to the right, through a central angle of 05°32'41", having a radius of 1,390.00 feet, a chord bearing of North 64°25'29" West, a chord distance of 134.46 feet and an arc length of 134.52 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the end of said curve;

North 54°42'00" West, a distance of 143.56 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the point of curvature of a non-tangent curve to the right;

Along the arc of said curve to the right, through a central angle of 07°18'37", having a radius of 1,380.00 feet, a chord bearing of North 52°04'13" West, a chord distance of 175.95 feet and an arc length of 176.07 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the end of said curve;

North 03°03'31" West, a distance of 56.40 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

North 48°13'17" West, a distance of 110.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

South 86°46'43" West, a distance of 56.57 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

North 48°13'17" West, a distance of 185.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

North 52°02'07" West, a distance of 150.33 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

North 48°13'17" West, a distance of 311.73 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

North 43°58'16" West, a distance of 113.49 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the point of curvature of a non-tangent curve to the left;

Along the arc of said curve to the left, through a central angle of 04°27'31", having a radius of 1,520.00 feet, a chord bearing of North 53°04'15" West, a chord distance of 118.26 feet and an arc length of 118.28 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the end of said curve;

North 11°50'21" West, a distance of 57.34 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

North 58°24'37" West, a distance of 68.77 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said 20.201 acre tract, same being on the southerly line of said Tract 2 (77.646 acres);

THENCE South 89°22'41" West, along the southerly line of said Tract 2 (77.646 acres) and continuing along the northerly right of way line of said Rock Hill Road, a distance of 79.23 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the most southerly, southwest corner of said Tract 2;

THENCE in a westerly direction, along the southerly line of said Tract 2 (77.646 acre) Frisco Community Development Corporation tract and the northerly right of way line of Rock Hill Road, as created in a deed to the City of Frisco, Texas, recorded in Instrument No. 20130117000077010 of the Official Public Records of Collin County, Texas, the following:

Along said curve to the left, through a central angle 04°08'46", having a radius of 1,520.00 feet, a chord bearing North 63°58'56" West, a chord distance of 109.97 feet and an arc length of 110.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the end of said curve;

North 73°11'56" West, a distance of 115.34 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the point of curvature of a non-tangent curve to the left;

Along the arc of said curve to the left, through a central angle of 03°01'56", having a radius of 1,510.00 feet, a chord bearing of North 71°55'05" West, a chord distance of 79.91 feet and an arc length of 79.92 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the end of said curve;

North 69°38'11" West, a distance of 58.50 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the point of curvature of a non-tangent curve to the left;

Along the arc of said curve to the left, through a central angle of 02°59'54", having a radius of 1,515.00 feet, a chord bearing of North 77°08'30" West, a chord distance of 79.28 feet and an arc length of 79.28 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the end of said curve;

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S22°48'48"W	100.01	L19	S89°37'05"W	87.02	L37	N54°42'11"W	30.46
L2	N54°42'00"W	143.56	L20	S78°38'27"E	69.26	L38	N31°57'57"E	20.03
L3	N03°03'31"W	56.40	L21	S82°25'33"E	70.69	L39	S54°42'11"E	30.41
L4	N48°13'17"W	110.00	L22	S87°32'08"W	110.07	L40	N22°48'41"E	116.84
L5	S86°46'43"W	56.57	L23	N44°37'05"E	56.57	L41	N89°37'30"E	85.86
L6	N43°58'16"W	113.49	L24	N45°22'55"W	56.57	L42	S44°37'05"W	56.57
L7	N13°22'20"W	58.85	L25	N45°22'55"W	56.57	L43	N44°37'05"E	56.57
L8	N58°24'37"W	66.61	L26	N44°37'05"E	56.57	L44	N45°22'55"W	56.57
L9	S89°22'41"W	79.23	L27	S45°26'45"E	56.63	L45	S11°21'33"W	36.26
L10	N73°11'56"W	115.34	L28	N25°46'47"E	175.20	L46	N78°38'27"W	124.80
L11	N69°38'11"W	58.50	L29	N89°37'05"E	87.02	L47	N11°21'33"E	63.62
L12	N78°38'27"W	109.35	L30	S88°18'02"E	110.15	L48	N78°38'27"W	504.13
L13	S74°40'23"W	91.89	L31	N35°19'56"W	69.94	L49	N11°19'24"E	106.97
L14	S70°49'41"E	375.87	L32	N89°22'41"E	49.28	L50	N11°19'29"E	137.56
L15	N25°46'44"E	46.08	L33	S25°46'47"W	146.62	L51	S11°19'24"W	131.20
L16	S64°13'16"E	30.00	L34	N68°13'21"W	155.56	L52	S01°30'28"W	25.02
L17	S25°46'44"W	42.54	L35	S68°13'21"E	174.21	L53	N35°19'56"W	51.86
L18	N44°37'05"E	56.57	L36	N70°49'41"W	374.68			

North 78°38'27" West, a distance of 109.35 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the point of curvature of a tangent curve to the left;

Along the arc of said curve to the left, through a central angle of 04°01'59", having a radius of 1,515.00 feet, a chord bearing of North 80°39'27" West, a chord distance of 106.62 feet and an arc length of 106.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for point of reverse curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of 04°01'59", having a radius of 504.00 feet, a chord bearing of North 80°39'27" West, a chord distance of 35.47 feet and an arc length of 35.48 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the point of tangency of said curve

Continuing in a northwesterly direction, with said curve to the right, having a radius of 504.00 feet, a delta angle of 04°01'59", an arc distance of 35.48 feet, and a chord bearing North 80°39'27" West, a distance of 35.47 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 78°38'27" West, a distance of 625.74 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Tract 2 (77.646 acre), same being the intersection of the northerly right of way line of said Rock Hill Road with the easterly line of a St. Louis & Santa Fe Railroad, 100' wide right of way as created in Volume 128, Page 319 of the Land Records of Collin County, Texas;

THENCE North 11°21'33" East, along the westerly line of said Tract 2 (77.646 acres), the westerly line of aforesaid 93.6657 acre Frisco Community Development Corporation tract and the easterly line of said St. Louis & Santa Fe Railroad, 100' wide right of way, a distance of 2,630.69 feet to a corner in Parvin Branch, same being the northwest corner of said 93.6657 acre tract;

THENCE in an easterly direction, departing the easterly line of said St. Louis & Santa Fe Railroad, 100' wide right of way, along the northerly line of said 93.6657 acre tract and along the meanders of said Parvin Branch, the following:

North 62°48'40" East, a distance of 705.81 feet to a corner;

South 86°37'03" East, a distance of 397.49 feet to a corner;

South 34°48'51" East, a distance of 442.82 feet to a corner;

South 85°18'47" East, a distance of 236.39 feet to a corner;

North 51°17'21" East, a distance of 457.24 feet to a corner;

South 41°56'46" East, a distance of 233.51 feet to a corner;

South 06°03'37" West, a distance of 169.77 feet to a corner;

South 74°40'23" West, a distance of 91.89 feet to a corner;

South 11°30'29" East, a distance of 297.75 feet to a corner;

North 60°16'15" East, a distance of 204.45 feet to a corner;

North 85°06'31" East, a distance of 702.88 feet to an aluminum TXDOT right of way monument found for the northeast corner of said 93.6657 acre tract, same being the westerly line of aforesaid Preston Road (State Highway 289), as created in a deed to the State of Texas, recorded in Clerk's No. 2003-0205258 of the Official Public Records of Collin County, Texas;

THENCE in a southerly direction, along the easterly line of said 93.6657 acre tract, the easterly line of aforesaid 34.648 acre Frisco Community Development Corporation tract and the westerly right of way line of said Preston Road (State Highway 289), the following:

South 04°44'54" East, a distance of 278.12 feet to an aluminum TXDOT right of way monument found for a corner;

South 09°26'08" East, a distance of 261.09 feet to an aluminum TXDOT right of way monument found for a corner;

South 00°22'55" East, a distance of 2,037.00 feet to the **POINT OF BEGINNING** and containing 226.156 acres (9,851,347 square feet) of land, more or less.

TRACT 2:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the northwest corner of aforesaid Tract 1 (2.436 acres) Frisco Community Development Corporation tract, same being the intersection of the easterly line of a St. Louis & Santa Fe Railroad, 100' wide right of way as created in Volume 128, Page 319 of the Land Records of Collin County, Texas with the southerly right of way line of Rock Hill Road, as created in a deed to the City of Frisco, Texas, recorded in Instrument No. 20130117000077010 of the Official Public Records of Collin County, Texas;

THENCE in an easterly direction, departing the easterly line of said St. Louis & Santa Fe Railroad, 100' wide right of way, along the northerly line of said Tract 1 (2.436 acres) and the southerly right of way line of said Rock Hill Road, the following:

South 78°38'27" East, a distance of 625.74 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the point of curvature of a tangent curve to the right;

Along the arc of said curve to the right, through a central angle of 04°01'59", having a radius of 504.00 feet, a chord bearing of North 78°37'27" East, a chord distance of 35.47 feet and an arc length of 35.48 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the point of reverse curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of 04°01'59", having a radius of 1,515.00 feet, a chord bearing of South 76°37'27" East, a chord distance of 106.62 feet and an arc length of 106.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the end of said curve;

South 78°38'27" East, a distance of 69.26 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for a corner;

South 82°25'33" East, a distance of 70.69 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the point of curvature of a non-tangent curve to the right;

Along the arc of said curve to the right, through a central angle of 03°12'53", having a radius of 1,390.00 feet, a chord bearing of South 75°46'42" East, a chord distance of 77.98 feet and an arc length of 77.99 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Tract 1 (2.436 acres), same being on the northerly line of a called 226.5 acre tract, conveyed to Collin G&B LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2012129001617940 of the Official Public Records of Collin County, Texas;

THENCE South 89°22'41" West, departing the southerly right of way line of said Rock Hill Parkway, along the southerly line of said Tract 1 (2.436 acres), and along the northerly line of said 226.5 acre tract, a distance of 1007.37 feet to a 1-inch iron rod found for the southwest corner of said Tract 1, same being on the easterly line of aforesaid St. Louis & Santa Fe Railroad, 100' wide right of way;

THENCE North 11°21'33" East, along the westerly line of said Tract 1 (2.436 acres and the easterly line of said St. Louis & Santa Fe Railroad, 100' wide right of way, a distance of 213.35 feet to the **POINT OF BEGINNING** and containing 2,436 acres (106,104 square feet) of land, more or less.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	5°32'41"	1390.00'	134.52'	N64°25'29"W
C2	7°18'37"	1380.00'	176.07'	N52°04'13"W
C3	4°27'31"	1520.00'	118.28'	N53°04'15"W
C4	4°08'46"	1520.00'	110.00'	N63°58'56"W
C5	3°01'56"	1510.00'	79.92'	N71°55'05"W
C6	2°59'54"	1515.00'	79.28'	N77°08'30"W
C7	4°01'59"	1515.00'	106.64'	N80°39'27"W
C8	4°01'59"	504.00'	35.48'	N80°39'27"W
C9	2°08'30"	1519.66'	56.81'	N87°09'08"W
C10	7°37'40"	1540.00'	205.02'	S64°24'31"E
C11	0°43'13"	1350.00'	16.97'	S62°07'06"E
C12	0°50'28"	1370.00'	20.11'	S62°07'36"E
C13	3°12'53"	1390.00'	77.99'	S75°46'42"E
C14	307°07'37"	73.00'	391.31'	N89°37'05"E
C15	30°34'20"	800.00'	426.87'	N14°54'15"E
C16	30°51'40"	66.00'	35.55'	N45°34'00"E
C17	30°49'56"	90.00'	48.43'	S45°34'00"W
C18	4°01'59"	1515.00'	106.64'	S76°37'27"E
C19	4°01'59"	504.00'	35.48'	S76°37'27"E

LOT TABLE			
LOT NAME	ACRES	SQ. FT.	ZONING
BLOCK A LOT 1	8.866	386,182	C
BLOCK A LOT 2	7.391	321,936	C
BLOCK B LOT 1	5.309	231,254	C
BLOCK B LOT 2	23.940	1,042,847	AI
BLOCK B LOT 4	6.492	282,791	I
BLOCK B LOT 5	6.474	282,001	CI
BLOCK B LOT 6	10.784	469,731	CI
BLOCK C LOT 1	37.808	1,646,901	CI
BLOCK C LOT 2	101.666	4,428,580	I

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FRISCO ECONOMIC DEVELOPMENT CORPORATION, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **PARK 25 PHASES 1 AND 2**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

FRISCO ECONOMIC DEVELOPMENT CORPORATION, does herein certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

DRAINAGE EASEMENT

The area or areas shown on the plat as "Drainage Easement" shall remain unimproved at all times and be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the said Drainage Easement. The area within the Drainage Easement is subject to storm water overflow and bank erosion to an extent that cannot be defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Drainage Easement or for any damage to private property or person that results from the flow of water within the Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Drainage Easement unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Drainage Easement traversing or adjacent to his property clean and free of debris, silt, and any materials that would result in unsanitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. Provided, however, it is understood that in the event it becomes necessary for the City of erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The natural drainage through the Drainage Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. Building areas outside the Drainage Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

DRAINAGE AND DETENTION EASEMENT

The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: FRISCO ECONOMIC DEVELOPMENT CORPORATION

NAME: \_\_\_\_\_

TITLE:

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.